



3007 35th Avenue Vernon British Columbia

\$1,550,000

Prime Vernon commercial investment opportunity featuring a long-term Province of British Columbia government tenant. Centrally located at 3007 35 Avenue, the property offers approximately 4,632 sq. ft. of rentable area with a 5-year lease commencing April 1, 2025, plus two additional 5-year renewal options. Zoned CMUB - Commercial Mixed Use: Business, allowing a broad range of commercial and mixed-use opportunities with density up to 3.5 FAR and building height up to 6 storeys. An attractive opportunity to acquire a stabilized government-tenanted asset with secure income and long-term redevelopment potential in a prime Vernon location. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.kelownabusinessbrokers.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.